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Sussex County Planning & Zoning Commission

REVISED AGENDA

APRIL 9, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 19, 2015

Approval of Minutes – March 26, 2015

Old Business

Conditional Use #2013 TBHM, LLC

MJ

Application of **TBHM, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a meadery microbrewery for the manufacturing of honey wine and tasting to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred and Broadkill Hundred, Sussex County, containing 2.99 acres, more or less, land lying north of Route 9 (Lewes Georgetown Highway) 600 feet east of Coolspring Road and south of Railroad (911 Address: None Available) (Tax Map I.D. # 334-4.00-34.00 (Part of) and 235-31.00-15.00).

Change of Zone #1765 Red Mill Point, LLC

IGB

Application of **RED MILL POINT, LLC** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 29,289 square feet, more or less, land lying northeast of Route One (Coastal Highway) across from Red Mill Pond (911 Address: None Available) (Tax Map I.D. 334-1.00-5.00).



Change of Zone #1767 Adel M. Baghouli

MJ

Application of **ADEL M. BAGHOULI** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.867 acres, more or less, land lying south of U.S. Route 9 (Lewes-Georgetown Highway) and 1,000 feet west of Road 282 (Arabian Acres Road); (911 Address: 28990 Lewes-Georgetown Highway, Lewes) (Tax Map I.D. 334-10.00-31.05 and 31.06).

Change of Zone #1769 Ocean Atlantic Communities, LLC

IGB

Application of **OCEAN ATLANTIC COMMUNITIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being Lewes and Rehoboth Hundred, Sussex County, containing 36.98 acres, more or less, land lying north of Route One (Coastal Highway), north of Tulip Drive within Dutch Acres Subdivision, and southeast of Railroad near Nassau; (911 Address: None Available) (Tax Map I.D. 335-11.00-55.00, 56.00, 59.00, and 59.01).

Conditional Use #2012 Ocean Atlantic Communities, LLC

IGB

Application of **OCEAN ATLANTIC COMMUNITIES, LLC** to consider the Conditional Use of land in an MR (Medium Density Residential District) for a mixed residential use with multi-family dwellings to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 37.26 acres, more or less, land lying north of Route One (Coastal Highway), north of Tulip Drive within Dutch Acres Subdivision and southeast of Railroad near Nassau (911 Address: None Available) (Tax Map I.D. # 335-11.00-55.00, 56.00, 59.00, and 59.01).

Subdivision #2014-2 Showfield, LLC

Application of **SHOWFILED, LLC** to consider the Subdivision of land in an AR-1 (Agricultural Residential District) in Lewes and Rehoboth Hundred, Sussex County, by dividing 132.05 acres into 166 lots, located northwesterly side of Road 267, adjacent to Breakwater RPC (911 Address: None Available) (Tax Map I.D. 335-8.00-46.00, 51.00, and 53.02).

FINAL

Public Hearings

Conditional Use #2014 Jay Beach

MJ

Application of **JAY BEACH** to consider the Conditional Use of Land in an AR-1 (Agricultural Residential District) for a landscaping and site work business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.2594 acres, more or less, land lying west of Beaver Dam Road (Road 285, aka Route 23) 700 feet south of Hopkins Road (Road 286) (911 Address: None Available) (Tax Map I.D. 234-5.00-44.06).

Change of Zone #1764 Coastal Club, LLC

MJ

Application of **COASTAL CLUB, LLC** an Ordinance to Modify Condition Number 1, 4, 13, and 17 imposed on Ordinance No. 1770 for Change of Zone No.1554, the application of Marine Farm, LLC for the Coastal Club, a MR-RPC (Medium Density Residential District – Residential Planned Community), and to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC (Medium Density Residential District – Residential Planned Community) to a MR (Medium Density Residential District) for a certain parcel of land lying and being Lewes and Rehoboth Hundred, Sussex County, for a 13.425 acres, more or less portion of the property (911 Address: None Available) (Tax Map I.D. 334-11.00-5.00, 395.00, and 396.00).

Change of Zone #1768 Convergence Communities

RS

Application of **CONVERGENCE COMMUNITIES** to amend the Comprehensive Zoning Map from and AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 49.66 acres, more or less, land lying north of Road 361 (Muddy Neck Road), east and south of Ocean Way Estates Subdivision, west of Assawoman Canal, and also north of Ocean View Beach Club Community in the town of Ocean View with access from Nantasket Avenue, Old Orchard Avenue, Ocean Beach Avenue, and Gooseberry Avenue (911 Address: None Available) (Tax Map I.D. 134-17.00-12.00).

Other Business

Subdivision #2013-2 Vesco, LLC

MJ

Love Creek Landing – Revised Preliminary

Saddle Ridge MR/RPC

MJ

C/Z #1742 Site Plan – Route 24

Morris E. & Sara M. Justice

RS

Parcel & 50' Right of Way – Trails End Drive

BLN, LLC

RW

2 Parcels & 50' Easement – Route 18

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 30, 2015, at 2:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: March 31, 2015 (to include Subdivision #2014-2)

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